

**AGENDA**  
**Wednesday, May 20, 2020**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**3:30 PM Presentations and Special Recognitions**  
**4:00 PM Metropolitan Council Meeting**  
**Governmental Building**  
**Room 348**

This meeting will be available for viewing on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items (other than introductions) may be submitted via email to [publiccomment@brla.gov](mailto:publiccomment@brla.gov), submitted via the online form at <https://www.brla.gov/FormCenter/Metropolitan-Council-24/Public-Comments-on-Metro-Council-Agenda--159>, or called in to 225-389-3123 from 1:00-3:30 pm on Wednesday, May 20, 2020.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Metropolitan Council's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Metropolitan Council for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Wednesday, May 20, 2020, via video conference. A gathering of the entire membership of the Metropolitan Council and necessary staff would violate Governor Edwards's order suspending all public gatherings of ten or more people to be suspended or postponed. The Metropolitan Council is composed of twelve members. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge department heads.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Metropolitan Council meeting on Wednesday, May 20, 2020, at 4:00 p.m. will be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted.

Ashley W. Beck  
Council Administrator-Treasurer

**CALL TO ORDER**

**ROLL CALL**

**AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:**

1. 19-01388 **PA-16-19 225, 300-400 UND Port Hudson-Plains Road**  
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon a change in conditions; specifically, increased market demand for smaller lots  
**COMMISSION ACTION:** Motion to deny carried, 7-2  
[Application](#) [Staff Report](#)

2. 20-00058 **RV-1-20 Hillcrest Acres**  
A request to revoke a 20 foot alley, located on the west side of Carolyn Sue Drive and north of Old Hammond Highway, between Lot 11 of the Hillcrest Acres Subdivision and Lot B-1 of the M.J. Sharp Property (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Planning Staff certifies that the proposed request meets the minimum requirements of the UDC  
**COMMISSION ACTION:** No hearing before the Planning Commission required, per UDC Section 3.6.3  
[Aerial Map](#) [Vicinity Map](#) [Exhibit](#) [LONO - Dept of Development](#) [LONO - Dept of Transportation and Drainage](#) [Memo to Council](#) [RV-1-20 MC Report](#)
  
3. 20-00247 **Case 6-20 4350 Scenic Highway**  
To rezone from Light Commercial (C1) and Transition (B1) to Light Industrial (M1) on the properties located on the east side of Scenic Highway, and on the north side of Dayton Street, all to the west of Interstate Highway 110 and south of Sherwood Street, on Lots 1, 2, 3, 17 through 21, Garden City Subdivision, and Lots 1, 7 through 10, Suburb Scott Subdivision. Section 43, T6S R1W, GLD, EBRP, LA (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements once the combination of lots has been recorded  
**COMMISSION ACTION:** Motion to approve carried, 5-0  
[Application](#) [Staff Report](#)
  
4. 20-00249 **Case 2-20 5605 Jones Creek Road**  
To rezone from Rural to Light Commercial (LC1) on property located on the southeast corner of Jones Creek Road and Ferrell Avenue, west of South Allegheny Court, on Lot 7, First Filing, Shenandoah Park Subdivision. Section 28, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
  
5. 20-00429 **PA-5-20 2070 South Acadian Thruway**  
To amend the Comprehensive Land Use Plan from Institutional to Office on property located on the west side of South Acadian Thruway and north of Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D of Hundred Oaks Park. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*Related to Case 8-20*  
[Application](#) [Staff Report](#)
  
6. 20-00430 **Case 8-20 2070 South Acadian Thruway**  
To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of S Acadian Thruway, north of the Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D, Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve Neighborhood Office (NO) carried, 9-0  
*Related to PA-5-20*  
[Application](#) [Staff Report](#)

7. 20-00431 **PA-6-20 9509 Jefferson Highway**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**COMMISSION ACTION:** Motion to defer to May 18 carried, 9-0  
*Related to Case 15-20*  
[Application](#)
8. 20-00432 **Case 15-20 9509 Jefferson Highway**  
 To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**COMMISSION ACTION:** Motion to defer to May 18 carried, 9-0  
*Related to PA-6-20*  
[Application](#)
9. 20-00433 **PA-7-20 225 and 235 Staring Lane**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located on the west side of Staring Lane, south of Menlo Drive, on Lots 67 and 68, Laurel Lee Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a greater level of detail  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*Related to Case 21-20*  
[Application](#) [Staff Report](#)
10. 20-00434 **Case 21-20 225 and 235 Staring Lane**  
 To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of Staring Lane, south of Menlo Drive, on Lots 67 and 68, Laurel Lee Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*Related to PA-7-20*  
[Application](#) [Staff Report](#)
11. 20-00436 **PA-8-20 LA 30 @ Bluebonnet Boulevard**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located south of Bluebonnet Boulevard, east of Nicholson Drive, on Lot UND of the Gianelloni L.L Tract, Tract B, and a portion of Tract A of the Burtville Plantation Property. Sections 45, and 52, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a greater level of detail  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*Related to PUD-1-20*  
[Application](#) [Staff Report](#)

12.     20-00437     **PUD-1-20   Harveston District Concept Plan**  
 To rezone from Rural to Planned Unit Development (PUD) on property located south of Bluebonnet Boulevard, east of Nicholson Drive, on Lot UND of the Gianelloni L.L Tract, Tract B, and a portion of Tract A of the Burtville Plantation Property. Sections 45, and 52, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*Related to PA-8-20*  
[Application](#)   [Staff Report](#)   [Plans](#)
  
13.     20-00438     **TA-1-20   Chapter 4, Site Plans and Plats**  
 Proposed amendment that relocates and updates language relative to utility requirements in subdivisions currently in Chapter 14, Utilities, to Chapter 4, Site Plans and Plats  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Staff Report](#)
  
14.     20-00439     **TA-2-20   Chapter 14, Utilities**  
 Proposed amendment that reorganizes and updates the provisions of Chapter 14, deleting language being moved to Chapter 3, Processes, 4, Site Plans and Plats, and 19, Definitions.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Staff Report](#)
  
15.     20-00440     **TA-3-20   Chapter 19, Definitions**  
 Proposed amendment that relocates definitions currently in Chapter 14, Utilities, to Chapter 19, Definitions.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Staff Report](#)
  
16.     20-00441     **Case 9-20   16044 Tiger Bend Road and 6969 Antioch Road**  
 To rezone from Rural to General Office Low Rise (GOL) on property located on the southeast corner of Tiger Bend Road and Antioch Road, to the east of Sugar Springs Drive, on Lots 48-A-1-A and 48-B-1, Woodlawn Terrace Subdivision. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will eliminate the existing non-conformity thus meeting the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#)   [Staff Report](#)
  
17.     20-00442     **Case 11-20   13200-13300 UND Airline Highway**  
 To rezone from Planned Unit Development (PUD) to Heavy Commercial (HC1) on property located on the east side of Airline Highway, south of Stumberg Lane, on Tract X-1-D-2, Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

18. 20-00443 **Case 12-20 2678 Government Street**  
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on property located on the south side of Government Street, west of South Eugene Street, on a portion of Lots 1 and 2, Block 8 or 337 of McGrath Heights Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, and compatible with surrounding uses; although the request does not conform to the Unified Development Code requirements, it will not increase the extent of the nonconformity  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
19. 20-00444 **Case 13-20 4198 and 4228 Pasadena Drive**  
To rezone from Heavy Commercial (HC1) and Light Commercial (C1) to Neighborhood Commercial (NC) on property located on the east side of Pasadena Drive, south of Greenwell Springs Road, on Lot Y-1-A, Gladney Tract. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
20. 20-00445 **Case 14-20 1774 North Flannery Road**  
To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of North Flannery Road, north of Florida Boulevard, on Lot 2 of the J.D. Sharp Subdivision. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
21. 20-00446 **Case 16-20 12200 – 12300 UND Parkknoll Avenue**  
To rezone from Rural to Zero Lot Line Residential (A2.6) on property located at the street end of Parkknoll Avenue, to the west of Parkhill Court, on Lot 8 of Stokes Place Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**COMMISSION ACTION:** Motion to defer to May 18 carried, 9-0  
[Application](#)
22. 20-00447 **Case 18-20 3851 thru 3879, and 3900-4000 Tuscarora Street; and 3860 thru 3888, and 3889 Baton Rouge Avenue**  
To rezone from Transition (B1) and Heavy Commercial (HC1) to Limited Residential (A3.1) on property located on Baton Rouge Avenue and Tuscarora Street, to the south side of Mohican Street, on Lots A, B, C, D, 1 thru 5, 20, and 24, Block 205 of Suburb Istrouma Subdivision. Section 44, T6S, R1E, GLD, EBRP, LA (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)



23. 20-00448 **Case 20-20 4351 Rhoda Drive**  
 To rezone from General Residential (A4) to Light Commercial (LC1) on property located on the west side of Kolin Drive, south of Cherry Hill Avenue and north of Alco Avenue, on Lots 65 thru 69, 85, and 86, 1st Filing of Southpark Subdivision. Section 76, T7S, R1E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
24. 20-00449 **PUD-4-08 Woman's Hospital Addition**  
 Revising boundaries to an existing PUD, on property located on the east side of Airline Highway (Hwy 61) and east of Pecue Lane. Section 32, T7S, and Sections 5, and 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code being consistent with the comprehensive plan for Planning Commission consideration  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#) [Plans](#)
25. 20-00450 **ISPUD-2-20 River House Lofts**  
 Proposed high density multi-family residential development within an existing building located south of Oklahoma Street and west of Nicholson Drive on Lot RH-1-C-1 of the Magnolia Plantation property. Section 51, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change in zoning being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#) [Plans](#)
26. 20-00451 **ISPUD-3-20 Satinwood Grove**  
 To rezone from Single Family Residential (A2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the west side of Satinwood Drive, north of Merrydale Avenue, and east of Airline Highway, on Lot 29 of the Merrydale Subdivision and a portion of a 1.98 unidentified lot. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#) [Plans](#)
27. 20-00452 **HL-1-20 963 Terrace Avenue**  
 Proposed designation of Local Historic Landmark on property located on the north side of Terrace Avenue, to the east side of Thomas H. Delphit Drive, on Lot 9, Block 35 of the Suburb Swart Subdivision (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies the request meets the criteria for designation as a Local Historic Landmark  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)

28. 20-00453 **RV-3-20 Bourgeois Street and West Airline Service Road**  
Revocation of a 40 foot right-of-way and a portion of a highway frontage road, located north of Mason Avenue and east of Casper Street (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
29. 20-00454 **SNC-1-20 Henry Adams Road to Burrow Road**  
A proposed street name change for Henry Adams Road, located southeast of the intersection of Highland Road and Delgado Drive (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)

**ADJOURN**